

# THE ROCKY FORK-BLACKLICK ACCORD

## STAFF REPORT

Meeting Date: October 20, 2016

Report Date: October 13, 2016

### Z16-060: 5800 Central College

Review and Action regarding a Columbus application to redevelop a 4.8 acre site located on the north side of Central College Road east of Harlem Road for use as a combination of daycare and single family detached condominium units

Proposed Uses: CPD (Daycare)  
PUD-4 (Single Family detached condominium)

Applicant: Walker Land Ltd c/o Dave Perry

SUB-AREA	REQUESTED ZONING	RFBA DISTRICT	USE TYPE	ACREAGE	SQ. FT. OR # OF UNITS	PROPOSED DENSITY	PERMITTED DENSITY		PUBLIC PARKLAND	
							W/O INCENTIVES	W INCENTIVES	PROVIDED	REQUIRED
A	CPD	Village Residential	Daycare	1.10 ac	~10,000 SF	-	-	-	0.18 rural setback	0.33 total open space per accord (30%)
B	PUD-4	Village Residential	Single Family Detached Condominium	3.71 ac	13 units	3.50 du/ac	1.0	2.0	0.29 ac central greenspace 0.35 ac basin (included due to integration with pedestrian network) 0.64 ac total	0.18 ac per PDQ + 0.93 open space 1.11 ac total open space per accord (30%)
TOTAL RESIDENTIAL				3.71	13	3.50	1.0	2.0	0.64	1.11
TOTAL COMMERCIAL				1.10	10,000 sf	-	-	-	0.18	0.33
TOTAL SITE DEVELOPMENT				4.81	-	3.50	1.0	2.0	0.82	1.44

### INTRODUCTION/PROPOSAL SUMMARY:

The applicant requests review and recommendation to rezone 4.8 acres to PUD-4 and CPD within two subareas. The site is within the City of Columbus and has an existing land use of single family. The proposed zoning would develop the site with a mix of single-family (13 units) and daycare. The applicant is committing to a site plan and zoning text as part of the proposal.

### CONSIDERATIONS:

This site falls within the Village Residential district of the RFBA plan. The Village Residential district is a single-family residential district intended to orient around a common village green or civic open spaces. The Plan recommends a permitted land use of single-family residential with a base density of 1 du/ac and a density bonus up to 2 du/ac with strict adherence to the development standards. The district does not indicate commercial as a permitted land use.

No large wooded areas or streams are located on the property, although the applicant has indicated existing trees for preservation.

Trail connections are provided throughout the site, with a potential connection to the trail network of the site immediately to the north, which in turn would provide bike/ped connectivity to Harlem Road and New Albany Road West via Robinton Way. Future development west of Harlem may provide a connection to the planned greenway along Rocky Fork Creek.

**SPECIAL NOTE:** This review is based on the proposed application's conformance or lack thereof to the Rocky Fork-Blacklick Accord. Nothing noted in this review is intended to speak to the application's conformance with other city zoning requirements and policies.

Central College is designated as a rural road corridor and as such the plan recommends a 250 foot setback from the centerline of the road. The proposed development provides a building setback along Central College of 100 feet, which is consistent with recent development along Central College and Harlem Road to the south. Reductions in setbacks along rural road corridors have been deemed appropriate in the past, often with the provision of ample landscaping.

The site is composed of two subareas, Subarea 1 which represents the daycare portion, and subarea 2 which represents the single family condominium portion.

Subarea 1 consists of 1.10 acres with approximately 10,000 square feet of single story daycare. 16.4% of Subarea 1 is composed of open space, including rural road corridor setback but excluding other required setbacks.

Subarea 2 consists of 3.71 acres with 13 units at a gross density of 3.50 du/acre. 17.3% of subarea 2 is composed of open space, including stormwater detention pond and rural road corridor setback but excluding other required setbacks and private yard space. The proposal exceeds the plan recommended bonus density by 1.5 du/ac or approximately 6 units.

**STAFF COMMENTS:**

The intent of the Village Residential district is to promote single-family development that orients around central green spaces. Staff recognizes that the higher density residential to the north of the site and along Central College serve as a mitigating factor that make marginally higher densities at this site appropriate. Additionally, the introduction of a commercial use, limited in this case to a daycare, is mitigated by the planned development of an institutional use in the form of a City of Columbus Fire Station directly across Central College.

When taken as a whole, staff is encouraged by the proposal's commitment to tree preservation, bike and pedestrian pathways, and to the intent of the Village Residential district to provide single family residential with open space that serves as an organizing element of the site. Additionally, the proposal's score of 91.1% demonstrates its high level of consistency with the plan's recommendations.

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